

BLAIR TOWNSHIP PLANNING COMMISSION

375 Cedarcrest Drive
Duncansville, PA 16635
(814) 696-4363

MINUTES OF THE MARCH 01, 2021 MEETING

Chairman Ted Ventre called the meeting to order at 7:00 p.m., leading the assembly in the Salute to the Flag.

The following Commission members attended: Chairman Ventre, Dodie Amigh, and Tim Shaw. Brandon Carson did not attend.

Eric Banks, P.E., of Stiffler, McGraw & Associates and recording Secretary Betty Robertson were also in attendance. Alyssa Rouser, P.E., EADS Group and Robert Supina attended representing Hollidaysburg Family Dental.

A motion was entered by Dodie Amigh to approve the minutes from the Annual Organization Meeting of January 04, 2021. The motion was seconded by Tim Shaw and passed with a unanimous vote.

A motion was entered by Dodie Amigh to approve the minutes from the Regular Monthly Meeting of January 04, 2021. The motion was seconded by Tim Shaw and passed with a unanimous vote.

Eric Banks introduced the **William D. Hite Subdivision plan** as submitted by Andrew Ebersole of Keller Engineers. The Hite Subdivision is located along Catfish Road. This is a 20-acre farm being subdivided to create a two-acre parcel for a single-family residence. The new lot is planned with on lot sewage as approved by Luke Helsel, BCSA. The BTW&SA provided a letter indicating capacity is available, in the event that the on-lot system would fail. There is a 20-foot access easement. The two-acre parcel is designated as lot #10, lots two through nine are noted as catch-up lots. A DEP Non-build waiver is included for the residual farm. A DEP Sewage Planning Module is included for the newly created residential lot. The BCPC review was received. The municipal review period will end on June 7th, 2021.

Dodie Amigh made a motion to approve the Planning and Non-build Waiver for Lot One, the Residual 20-acre agricultural parcel. Tim Shaw seconded the motion. The motion to **approve the Planning and Non-build Waiver** passed with a unanimous vote.

Dodie Amigh made a motion to approve the Sewage Facility Planning Module for Lot Ten of the Hite Subdivision. Tim Shaw seconded the motion. The motion to **approve the Sewage Facility Planning Module for Lot Ten** passed with a unanimous vote.

Dodie Amigh made a motion to recommend approval of the William D. Hite Subdivision. Tim Shaw seconded the motion. The motion to **recommend approval of the William D. Hite Subdivision** passed with a unanimous vote.

Alyssa Rouser of the **EADS Group** addressed the Commission with reference to the **Hollidaysburg Family Dental Preliminary Land Development Plan**. Currently, the dental practice is operating out of Drs. Montrella's and Klingner's former dental practice building on North Juniata Street. The developer intends to construct a new, modern facility at the rear of the property while continuing to utilize the existing building. The new facility will encroach on the rear setback by ten feet. A variance request was prepared and signed by the adjoining property owner. Eric Banks summarized review comments from the letter of February 24th, noting that the plan is not ready for approval consideration at this meeting. The municipal review period will end on June 7th, 2021.

Dodie Amigh made a motion to recommend approval of the Variance Agreement. Tim Shaw seconded the motion. The motion to **recommend approval of the Hollidaysburg Family Dental Variance Agreement** passed with a unanimous vote.

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Dodie Amigh made a motion to table the Hollidaysburg Family Dental Preliminary Land Development Plan. Tim Shaw seconded the motion. The motion to **table the Hollidaysburg Family Dental Preliminary Land Development Plan** passed with a unanimous vote.

The balloon test for the Proposed Telecommunications Facility located off the Chimney Rocks Road was conducted on Wednesday, January 06, 2021. A formal plan submission has not been received.

Chairman Ventre called for any other business. No other business was presented.

The April Blair Township Planning Commission' Meeting will be held on Monday, April 05, 2021 at 7:00 p.m.

Dodie Amigh entered a motion to adjourn this evening's meeting. The motion was seconded by Tim Shaw and approved unanimously.

The meeting adjourned at 7:26 P.M.

Dodie Amigh
Secretary